



**Newnham Close, Mildenhall IP28 7PD**

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## **Newnham Close, Mildenhall Bury St. Edmunds**

A well presented mid-terrace property located within walking distance to the town and its amenities with updated kitchen & bathroom, replacement windows and doors, two double bedrooms and neatly presented gardens. Viewing highly recommended.

### **Entrance Hall**

With radiator, storage cupboard, stairs leading to first floor with storage alcove beneath and openings to:

### **Living Room**

15' 5" x 10' 7" ( 4.70m x 3.23m )

With two radiators, built in wall electric feature fire, double glazed window to front aspect and double glazed double doors to rear garden.

### **Kitchen/Dining Room**

15' 6" x 8' 3" ( 4.72m x 2.51m )

Fitted with a contemporary range of base units and drawers with work surfaces over to three sides, matching wall units, inset butler sink with mixer tap, built in eye level oven, separate ceramic hob with chimney style extractor over, built in dishwasher, spaces for washing machine, fridge/freezer and tumble dryer, radiator, double glazed window to front aspect and double glazed door with glazed side panel opening to rear garden.





### **First Floor Landing**

With double glazed window to rear aspect and doors to:

### **Bedroom One**

15' 6" max x 9' 3" max ( 4.72m max x 2.82m max )

With radiator, built in wardrobes and dual aspect with double glazed windows to front and rear.

### **Bedroom Two**

15' 5" max x 10' 7" max ( 4.70m max x 3.23m max )

With radiator and double glazed windows to front and side aspects.

### **Bathroom**

Fitted with a modern suite comprising panel enclosed shower bath with shower over and fitted glass screen, fitted vanity units with inset sink, low level w.c and storage cupboards, spot lighting and two double glazed windows to front.

### **Outside**

To the front of the property there is a shingled and paved enclosed garden for ease of maintenance with a pathway leading to the front door with external storage cupboard.

The rear garden has an initial paved patio area with pergola adjacent to the kitchen/dining room and opens to a mainly lawned garden with storage sheds and is fully enclosed.



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## Newnham Close, Mildenhall

- Mid-Terrace Property
- Well-Presented Throughout
- Updated Kitchen & Bathroom
- Updated Windows & Doors
- Two Double Bedrooms

Tenure: Freehold

EPC Rating: E

Council Tax Band: A

guide price

**£210,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
MDH108481 - 0002

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